

2007-012488

Klamath County, Oregon



07/13/2007 02:16:03 PM

Fee: \$31.00

15 104061

After recording return to Starlena Simon 31105 E. Woodard Rd., Troutdale OR 97060  
Send tax statements to Starlena Simon 31105 E. Woodard Rd., Troutdale OR 97060

Grantor: DOROTHY E. LOTCHES  
Grantee: STARLENA SIMON

**WARRANTY DEED**

**Dorothy E. Lotches, Grantor, does sell, convey and warrant to Starlena Simon, Grantee, that certain property located in Klamath County, Oregon and described in Exhibit A attached hereto.**  
The true consideration for this transfer is \$2,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

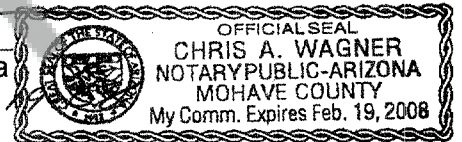
Dorothy E. Lotches

05/24, 2007

STATE OF ARIZONA )  
County of MoHAVE )ss.

Dorothy E. Lotches appeared before me on 24 May, 2007 and acknowledged the foregoing to be her voluntary act and deed.

Notary Public for Arizona  
My comm. expires: 2-19-08



F-31

Preliminary Report

Order No.: 7029-1040601  
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**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF LOT 8, SECTION 34, TOWNSHIP 34, RANGE 7 EAST W.M., OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 59° 30' WEST 116.3 FEET AND SOUTH 47° 21' WEST 703 FEET CONSECUTIVELY FROM THE INTERSECTION OF THE WESTERLY LINE OF LA LAKES AVENUE AND THE NORTHERLY LINE OF SCHONCHIN STREET IN THE TOWNSITE OF WEST CHILOQUIN, OREGON; THENCE NORTH 12° 39' WEST 200 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE KLAMATH COUNTY MARKET ROAD FROM CHILOQUIN TO KLAMATH FALLS, WHICH POINT IS MARKED BY A 1 INCH IRON PIN DRIVEN IN THE GROUND; THENCE SOUTH 0° 51' WEST PARALLEL WITH AND 50 FEET DISTANT FROM THE WEST BOUNDARY OF LOT 8, 72.5 FEET; THENCE SOUTH 42° 39' EAST 147.5 FEET; THENCE NORTH 47° 21' EAST 50 FEET TO A POINT OF BEGINNING, CONTAINING 20/100 OF AN ACRE OF LAND, TOGETHER WITH THE RIGHT OF USE HEREBY DONATED AND CONVEYED TO THE GRANTEE AND THE PUBLIC FOR PUBLIC USE FOREVER OF A STREET 50 FEET WIDE TO BE KNOWN AS APPLGATE AVENUE ALONG THE WEST END AND A STREET 50 FEET WIDE TO BE KNOWN AS CHARLEY AVENUE ACROSS THE SOUTHEAST END, ALSO KNOWN AS TRACT 109 SPINKS SUBDIVISION.

Tax Parcel Number: R201098

Unofficial Copy

AFFIDAVIT OF HEIRSHIP AND INDEMNITY

I, Starlena Simon, being first duly sworn, depose and say that:

- 1. Eva Lee Lotches, died in Klamath County, Oregon on July 30, 1997 and at the time of death was the owner of real property located in said county described in Exhibit A attached hereto.
- 2. Decedent left no will and the estate has not or will be probated.
- 3. The next of kin and heirs at law of decedent along with their relationship to decedent are as follows:

|                         |                 |
|-------------------------|-----------------|
| <b>MIA TORREZ</b>       | <b>daughter</b> |
| <b>ELLALENA TORREZ</b>  | <b>daughter</b> |
| <b>NASSAANJA TORREZ</b> | <b>daughter</b> |
| <b>TAYSHA TORREZ</b>    | <b>daughter</b> |
| <b>ALEX TORREZ</b>      | <b>son</b>      |

- 4. There is no debt of decedent or claim against decedent which is or will become a claim against the estate of decedent.
- 5. There are no children of deceased children.
- 6. Decedent did not live or reside in a long term care facility, as defined by Chapter 749, Oregon Laws either at the time of her death or at some time after September 9, 1995.
- 7. This affidavit is for the purpose of inducing First American Title Insurance Company of Oregon to allow the next of kin, heirs or devisees of decedent to clear the aforementioned real property of the interest of decedent without the necessity of probate of decedent's estate.
- 8. I hereby agree to indemnify and hold harmless First American Title Insurance Company of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

*Starlena L. Simon*  
 Starlena Simon

STATE OF OREGON    )  
 County of Multnomah   )ss.

Subscribed and sworn before me this 13 day of June, 2007.

*mweill*  
 Notary Public for Oregon

